

TITLE CERTIFICATE

Upon your instructions we have investigated the title of Dream World Landmark LLP ("LLP") in respect of the properties more particularly described in this Certificate based on the documents provided by the representative of the LLP and have to state as follows:

For the purposes of this Certificate:

- A. We have perused the title documents set out in Annexure "1" hereto and have noted upon the mutation entries and the 7/12 extracts of the captioned properties.
- B. We have caused searches to be conducted in respect of the captioned properties mentioned herein and have relied upon the various Search Reports issued by Rajendra Jalgaude, Advocate.
- C. Since our scope of work does not include conducting access within the domain of an architect and surveyor, we have not carried out any physical inspection of the captioned properties nor have commented on the development aspects of the captioned properties.
- D. We have caused searches to be conducted in the office of the Registrar of Companies, Maharashtra to ascertain whether the erstwhile owner, August Land Developers Private Limited ("August") has created any encumbrance in respect of the captioned properties and have relied upon the report dated March 7, 2013 of M/s. Sachin Chhadawa & Associates Company Secretaries.

- E. Certain properties were retained by the State Government upon enforcement of the Bombay Tenancy and Agricultural Holdings Act, and were subsequently regained. We have not verified whether any premium was paid or permissions were required to be obtained prior to the various transfers that were effected in respect of the such properties. However, the LLP has independently verified the same through its retaining architect. Further since the subsequent transfers have been recorded in the revenue records it can be assumed that the premium was paid and that the requisite permissions were obtained prior to the various transfers.



- F. We have issued public notices to the names of the owners/holders/developers for making any objections / claims in respect of the captured properties in (i) Economic Times dated March 2, 2013 having circulation in Pune (in English language); and (ii) Prachin dated March 2, 2013 having circulation in Pune (in Marathi language); and have not received any claims / objections pursuant thereto.
- G. The following portions have been reserved by the Pune Zila Parishad for the purposes of a resanctur (Pazar Talav): (i) Area admeasuring 20.5 Acres bearing Survey No. 40/2/1 (ii) Area admeasuring 32 Acres bearing Survey No. 74/2 (iii) Area admeasuring 34 Acres bearing Survey No. 33. The representatives of the LLP have informed us that properties acquired by the LLP do not form part of the Pazar Talav. Further, as our scope of work does not include developmental aspects, it has been independently confirmed by the LLP's Building Architect that the properties acquired by the LLP do not form part of the Pazar Talav.
- H. As our scope of work does not include architectural aspects we have not verified the contiguity and physical demarcation of the entire property, however the same has been verified by the individual architect of the LLP.
- I. Since verifying pending litigations in respect of the captured properties becomes difficult due to various reasons including (i) litigations can be re-instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/inaccessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the captioned properties are subject matter of any litigation.
- J. We have not conducted any investigation / enquired into the total holdings of the respective owners of the captioned properties to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961.
- K. The representatives of the LLP have provided us with various MA Orders. However the same pertain to various properties including the captioned property and an aggregate area of such properties without specifying the areas of the individual survey numbers.

which have been granted MA permission. The LLP has independently verified the same with its standing architect.

1. We have informed the representatives of the LLP that in the following documents executed in favour of the LLP, the name of the LLP is erroneously recorded as "Dreem World Landmark LLP" instead of "Dreem World Landmarks LLP" (i) sale deed in respect of Survey No. 40/1/1/1(iii) Sale Deed in respect of Survey No. 37/1B (ii) Sale Deed in respect of Survey No. 32/6 (iv) Sale Deed in respect of Survey Nos. 34/1A and 34/1B (v) Sale Deed in respect of Survey Nos. 31/2B/1 and 31/2B/2 (vi) Sale Deed in respect of Survey No. 32/3 to 5 and (vi) Development Agreement and Power of Attorney in respect of Survey No. 32/3 to 5. The representatives of the LLP have informed us that they shall execute the rectification deeds in respect of the above referred documents at the earliest.

24. We have relied upon:

- lineage, on the basis of revenue records and information;
- Information provided by the representatives of the LLP;
- copies of documents of title as listed in Annexure "A"; and
- copies of 7/12 and other revenue records.

25. We have assumed that:

- the mutation entries provided to us accurately reflects the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1956,
- the mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned property;
- the persons executing the documents have the necessary authority to execute the same.

- all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
- all signatures and seals or any document/records submitted to us are genuine;
- whenever any minors' rights are involved the same have been dealt with by their rights / natural guardian for legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- the legal capacity of all natural persons are as they purport to be.

Based on the aforesaid, we have to report as under:

Brief background:

The LLP has acquired rights in the properties from August. The total properties consist of 14 parcels of lands contained in 6 Survey Numbers. The parcels and their respective survey numbers are listed in Part A and Part B of Annexure "2" herein.

Out of the 14 parcels of land, 3 parcels formed part of a plotting scheme and were subdivided into various plots, whilst the balance 11 parcels were non-plotted lands.

For the sake of convenience, we have bifurcated our title certificate into two parts viz. devolution in respect of non-plotted parcels and devolution in respect of plotted parcels.

A. Devolution in respect of non-plotted parcels

The 11 parcels of lands listed in Part A of Annexure "2" hereto are such lands which do not have any plotted layout scheme.

The devolution in respect of non-plotted parcels is set out herein below.

FIRST PROPERTY

Survey No. 40 Hissa No. 1/3/3, corresponding old Survey No. 39) admeasuring 16 Acres situated at village Undu Taluka Havali, District Puna

1. By and under separate sale deeds Shreechand Galani purchased 32 Acres in the captioned property and Dhanraj Galani purchased 14 Acres in the captioned property and thus they became the owners of the captioned property. This has been substantiated by the revenue records.
2. By and under a Exchange Deed dated April 29, 2014, registered with the office of Sub-Registrar of Assurances under 2996 of 2014, Shreechand Galani and Dharmraj Galani exchanged the captioned property with August such that, August became the owner of the captioned property and Shreechand Galani and Dharmraj Galani became the owners of the property bearing Survey No. 33 measuring 46 Acres situated, lying and being at Village Ludi, Taluka Haveli and District Pune.
3. By and under a Sale Deed dated May 12, 2014 registered with the office of Sub-Registrar of Assurances under 3003 of 2014 August alongwith the co-affirmation of Shreechand Galani and Dharmraj Galani sold, transferred, conveyed and assigned all its right, title and interest in the captioned property in favour of the LLP on the terms and conditions contained therein.
4. Pursuant to the above referred sale deed August also granted a power of Attorney dated May 12, 2014 registered under Serial No. 3004 of 2014 granting various powers to the LLP in respect of the captioned property.

LITIGATION

- There is suit bearing Silt No. 4548 of 2012 filed by Shreechand Goumal Galani against Farhad Sheikh Gulam Mohammed and 5 others for setting aside the Sale Deed dated February 1, 1996 registered with the office of Sub-Registrar of Assurances at Serial No. 047 of 1996.

Comment:

From the records provided to us that a registered sale deed was executed by the existing owners of the captioned property in favour of Farhad Sheikh Gulam Mohammed and Abdul Kadir Mahmood Qureshi. Since the captioned property was at risk of being lost prior permission of the concerned authority had to be obtained.

naaranga/naayamandum had to be paid prior to transferring the captioned property in favour of any third party. However it appears that prior to transferring the captioned property in favour of Fareed Society Gudem Mohammed and Abdul Kalam Mohammed (Dwese) neither any permission was obtained nor any nazrana paid. The suit is pending adjudication.

Opinion:

Subject to what is stated above, the LLP, has a clear and marketable title to the captioned property.

SECOND PROPERTY

Survey No. 32 Hissa No. 2 (corresponding old survey No. 31) admeasuring 42 Acres out of the total area admeasuring 82 Acres situate at village under, Taluka Havell, District Puda

1. By and under a Purchase Deed, Shekuntala Dyanoba Chula, Heriata Balasahab Chula, Prawn Balasahab Chula and Akshay Balasahab Chula purchased the captioned property and the same is substantiated by revenue records.
2. Mutation Entry No. 5599 dated May 2, 1997 records that pursuant to the order of the Tehsildar, Havell, the tenure of the property bearing Survey No. 32 Hissa No. 2, came to be changed to "Old Tenant", over and on terms and conditions contained therein.
3. By and under a registered development agreement alongwith a registered power of attorney the development rights in respect of the captioned property was granted by Shekuntala Dyanoba Chula, Heriata Balasahab Chula, Prawn Balasahab Chula and Akshay Balasahab Chula in favour of August on the terms and conditions contained therein.
4. By and under a Development Agreement dated April 9, 2014 registered with the office of Sub Registrar of Assurances under Serial No. 2375 of 2014, Shekuntala Dyanoba Chula, Heriata Balasahab Chula, Prawn Balasahab Chula and Akshay Balasahab Chula granted the development rights and August assigned all their development rights in the captioned property in favour of the LLP on the terms and conditions contained therein.

5. Pursuant to the above referred development agreement Shaktimala Dyanoba Ghule, Hemlata Balasahab Ghule, Pravin Balasahab Ghule, Ashay Balasahab Ghule and August executed a power of attorney dated April 9, 2014 registered under Serial No. 2376 of 2014 and granted various powers in respect of the captioned property in favour of the LLP.

Opinion:

Subject to what is stated above, the LLP has development rights in respect of the captioned property.

THIRD PROPERTY

Survey No. 37 Hissa No. 1/A/2 (corresponding old Survey No. 38) admeasuring 1 Hectare, 35 Acres situated at village Undri, Taluka Maxwell, District Pune

1. By and a registered Purchase Deed, Laxman Shripoti Ghule, Ganpat Gopala Ghule, Manik Gopala Ghule, Dada Laxman Ghule and Ujjwal Laxman Ghule purchased the captioned property.
2. Mutation Entry No. 3792 dated December 12, 1990 records that in accordance with the notification dated September 6, 1977 of the additional Collector, Pune, the revenue village Undri came to be divided in two separate villages viz. Undri and Vadhachi Vadi. In view thereof the survey numbers of the properties were changed as recorded therein. Accordingly old Survey No. 36 was allotted new Survey No. 37.
3. By and under various registered development agreements along with the power of attorneys the development rights in respect of the captioned property was granted by Laxman Shripoti Ghule, Ganpat Gopala Ghule, Manik Gopala Ghule, Dada Laxman Ghule, Ujjwal Laxman Ghule and others in favour of August on the terms and conditions contained therein.
4. By and under a Development Agreement dated April 10, 2014 registered at Serial No. 2420 of 2014 Laxman Shripoti Ghule and others granted the development rights and



August assigned their development rights in the captioned property in favour of the LLP or the terms and conditions contained therein.

5. Pursuant to the above referred development agreement between Shripad Ghule and others and August executed a power of attorney dated April 10, 2014 registered under Serial No. 2421 of 2014 and granted various powers in respect of the captioned property in favour of the LLP.

Opinion:

Subject to what is stated above, the LLP has development rights in respect of the captioned property.

FOURTH PROPERTY

Survey No. 40, Hissa No. 2/1 (corresponding old Survey No. 39) measuring 10 Acres out of the total area measuring 1 Hectare 59 Ares including 1 Acre not khairab situated at village Undri, Taluka Haveli, District Pune.

1. By various mutation entries we understand that the captioned property came to the share of Sainagar Bahu Hanra and Kharlu Dagdu Harde.
2. Mutation Entry No. 3732 dated December 12, 1990 records that in accordance with the notification dated September 6, 1977 of the Additional Collector, Pune, the revenue village Undri came to be divided in two separate villages viz. Undri and Vindach Vadi. In view thereof the survey numbers of the properties were changed as recorded therein. Accordingly old Survey No. 39 was allotted new Survey No. 40.

3. By and under a registered development agreement alongwith a registered power of attorney the development rights in respect of the captioned property was granted by Sainagar Bahu Hanra and others in favour of August on the terms and conditions contained therein.

4. By and under a Development Agreement dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No.2364 of 2014, Sainagar Hanra, Baidabal Sainagar Hanra, Balasahab Hanra and Purula Balasahab Hanra alongwith



the confirmation of August granted the development rights in the captioned property in favour of the LLP on the terms and conditions contained therein.

- 5 Pursuant to the above referred development agreement, Sateerao Harne, Sateelbel Sateerao, Mandli, Balasahel Harde and Nanca Balasahel Harde alongwith the confirmation of August also executed a power of attorney dated April 9, 2014 registered under Serial No. 2365 of 2014 granting various powers in favour of the LLP.

Opinion:

Subject to what is stated above, the LLP has the development rights in respect of the captioned property.

FIFTH PROPERTY

Survey No. 34, Hissa No. 2 (comprehending old Survey No. 33) admeasuring 1.1 Hectare 31 Area out of 1 Hectare 63 Area situated at village Unkhi, Taluka Haveli, District Puns

- 1 By and under a registered Purchase Deed, Rajinil Rotanlal Oswal, Vasental Binakhand Pokarni, Shantlal Lalchand Oswal and Vijaykumar Jethamal Multha (purchase of the property bearing Survey No. 33 Hissa No. 2, and the same has been substantiated by the revenue records.

2. Mutation Entry No. 3797 dated December 12, 1950 records that in accordance with the notification dated September 6, 1977 of the Additional Collector, Pune, the revenue village Unkhi came to be divided in two separate villages viz. Unkhi and Vasdechi both in view thereof the survey numbers of the properties were changed as recorded therein. Accordingly old Survey No. 33 was a bidden new Survey No. 34

3. By and under various registered development agreements along with the power of attorneys the development rights in respect of the captioned property was granted by Rajinil Rotanlal Oswal, Vasental Binakhand Pokarni, Shantlal Lalchand Oswal and Vijaykumar Multha in favour of August on the terms and conditions contained therein.

4. By and under a Development Agreement dated April 9, 2014 registered at Serial No. 2303 of 2014 Shantlal Oswal, Vijaykumar Multia, Rajmal Oswal and Vasantlal Pokharana granted the development right and August assigned their development rights in the captioned property in favour of the LLP on the terms and conditions contained therein.

5. Pursuant to the above referred development agreement Shantlal Oswal, Vijaykumar Multia, Rajmal Oswal, Vasantlal Pokharana and August executed a power of attorney dated April 9, 2014 registered under Serial No. 2384 of 2014 and granted various powers in respect of the captioned property in favour of the LLP.

Opinion:

Subject to what is stated above, the LLP has development rights in respect of the captioned property.

SIXTH PROPERTY

Survey No. 37 Hissa No. 1/R (containing old Survey No. 36) adjoining 63
are situate at village Jindli, Taluka Havli, District Pune.

1. By and under a registered Purchase Deed, Laxman Shripat Ghule, Ganpat Gopala Ghinbi, Manik Ganpala Ghule, Dada Laxman Ghule and Laldas Laxman Ghule purchased the property bearing Survey No. 36 Hissa No. 1/R/2 and Survey No. 36 Hissa No. 1/R.
2. Mutation Entry No. 3752 dated December 17, 1990 records that in accordance with the notification dated September 6, 1977 of the Additional Collector, Pune, the revenue village which came to be divided in two separate villages viz. Jindli and Yasheshi Ward. In view thereof the survey numbers of the properties were changed as recorded therein. Accordingly old Survey No. 36 was allotted new Survey No. 1/R.

3. By and under a registered development agreement along with the power of attorney the development rights in respect of the captioned property was granted by Laxman Shripat Ghule, Ganpat Gopala Ghule, Manik Ganpala Ghule, Dada Laxman Ghule and Laldas Laxman Ghule and others in favour of August on the terms and conditions

contained therein. Thereafter, by a registered Sale Deed, Laxman Sharpat Ghule, Grampat Gopala Ghule, Manik Gopala Ghule, Dada Laxman Ghule and Ujjwal Laxman Ghule and 3 others, sold, conveyed and transferred the captioned property to Anugra for the consideration and upon the terms and conditions contained therein.

4. By and under a Sale Deed dated April 9, 2014 registered at Serial No. 7366 of 2014 in the office of Sub-registrar of Assurances, August 2014, transferred, conveyed and assigned all its right, title and interest in the captioned property in favour of the LLP on the terms and conditions contained therein.

Opinion:

Subject to what is stated above, the LLP has a clear and marketable title of the captioned property.

SEVENTH PROPERTY

Survey No. 33 (Part), (corresponding old Survey No. 32), admeasuring 2 Hectare 87 Ares out of the total area admeasuring 5 Hectare 74 Ares situate at village Undli, Taluka Havali, District Pune.

1. (i) Laxman Genda Bharti, Kundalik Genda Bharti and Anshya Genda Bharti were jointly entitled to area admeasuring 2 Hectare 74 Ares forming part of Survey No. 33 and (ii) Shantaram Kashinath Bharti, Baban Kashinath Bharti, Manik Kashinath Bharti, Jyotirao Kashinath Bharti, Prakash Kashinath Bharti, Gajumati Gosavi, Dinkalbal Gosavi and Babylal Gosavi were jointly entitled to area admeasuring 2 Hectare 74 Ares forming part of Survey No. 33. The same is substantiated by the revenue records.

2. By and under various registered development agreements along with the power of attorneys the development rights in respect of various parts of Survey No. 33 was granted by the Owners and others in favour of Anugra on the terms and conditions contained therein

3. By and under a registered Deed of Partition executed between the Owners property bearing Survey No. 33 area admeasuring 5 Hectare 74 Ares situate at village Undli, Taluka Havali, District Pune, came to be subdivided as follows:



Owners:

Shantaram Kashinath Bhatral and 4 others
Balvan Kashinath Bhatral and 4 others
Manul Kashinath Bhatral and 4 others
(Collective undivided share 1/10 share 60 Acres)
Jaginder Kashinath Bhatral and 9 others
Prakash Kashinath Bhatral and another
Jindurani Madhukar Girigosava
Dwarakabal Vasant Gadgozvan
Bobyat Krishna Gosavi
Laxman Ganba Bhatral and 4 others
Kurdik, Geinba Bhatral and 3 others
Anusya Ganba Bhatral
(Collective undivided share 1/10 share 14 Acres)

Asman Goriba Bhatral, Kurdik, Ganba Bhatral, Anusya Geinba Bhatral, Jaginder Kashinath Bhatral, Prakash Kashinath Bhatral, Jindurani Gosavi, Dwarakabal Gosavi and Bhatral Gosavi are jointly referred to as the **Owners**.

6. By and under various registered Sale Deeds the Owners sold, transferred, conveyed and assigned all their right, title and interest in area admeasuring 4 Hectares 14 Ares in favour of August on the terms and conditions contained therein and the same was substantiated by various revenue records.

7. By and under a Sale Deed dated April 2, 2014 registered with the office of Sub-Registrar of Assurances under 2192 of 2014 August sold, transferred, conveyed and assigned all its right, title and interest in the captioned property in favour of the LLP on the terms and conditions contained therein.

8. Pursuant to the above referred sale deed August also granted a power of Attorney dated April 2, 2014 registered under Serial No. 2193 of 2014 granting various powers to the LLP in respect of the captioned property.

Opinion



Subject to what is stated above, the LLP has a clear and marketable title to the captioned property.

EIGHTH PROPERTY

SURVEY No. 34 Hissa No. 1/A, (corresponding to Survey No. 33) measuring 75 Acres out of total area of 87 Acres situate at village, Andel, Taluka, Haveli, District Pune.

1. From the records it appears that following were the joint owners of the property bearing Survey No. 34 Hissa No. 1/A in the following shares: (i) Shivaji Dasdu Abhave (23.5 Acres) (ii) Chinabai Shivaji Abhave (23.5 Acres) (iii) Suman Sapan Abhave and 2 others (10 Acres) (iv) Suresh Shivaji Abhave (10 Acres) (v) Ramesh Shivaji Abhave (1.0 Acres) (vi) Navnath Shivaji Abhave (1.0 Acres) (Owners).
2. By and under a registered Sale Deed Rajendra Sahelrao Zende purchased 12 Acres of the property bearing Survey No. 34 Hissa No. 1/A from Shivaji Dasdu Abhave along with the confirmation of Chinabai Shivaji Abhave and 5 others. The same is substantiated by the revenue records.
3. By and under various registered development agreements along with the power of attorneys the development rights in respect of the captioned property was granted in favour of August on the terms and conditions contained therein.
4. By and under various registered Sale Deeds the Owners sold, transferred, conveyed and assigned all their right, title and interest in the captioned property in favour of August on the terms and conditions contained therein and the same was substantiated by various revenue records.
5. By and under a Sale Deed dated April 9, 2014 registered at Serial No. 2358 of 2014 in the office of Sub-registrar of Assurances, August sold, transferred, conveyed and assigned all its right, title and interest in the captioned property in favour of the LLP on the terms and conditions contained therein.



6. Pursuant to the above referred sale deed, August executed a power of attorney dated April 9, 2014 registered under Serial No. 2359 of 2014 and granted various powers in respect of the captioned property in favour of the LLP.

Opinion:

Subject to what is stated above, the LLP has a clear and marketable title to the captioned property.

NINTETH PROPERTY

Survey No. 34 Hissa No. 1/B, (corresponding old Survey No. 33), admeasuring 85 Acres out of the larger property admeasuring 87 Acres situate at village Undri, Taluka Havell, District Pune,

1. From the records it appears that Kaluram Abhawe was seized and possessed off and thus well and sufficiently entitled to the property bearing Survey No. 34 Hissa No. 1/B. The same is substantiated by various revenue records.
2. Kaluram Abhawe sold part of the property bearing Survey No. 34 Hissa No. 1/B to various persons.
3. By and under various registered development agreements along with the power of attorneys the development rights in respect of the captioned property was granted in favour of August on the terms and conditions contained therein.
4. By and under various registered Sale Deeds, August purchased 77 Acres in the property bearing Survey No. 34 Hissa No. 1/B on the terms and conditions contained therein.
5. By and under a Sale Deed dated April 9, 2014 registered at Serial No. 2358 of 2014 in the office of Sub-Registrar of Assurances, August sold, transferred, conveyed and assigned all its right, title and interest in the area admeasuring 75 Acres bearing Survey No. 34/1/B in favour of the LLP on the terms and conditions contained therein.



TUKARAM SHIVRAM ABHAYE, SHYAM SHIVRAM ABHAYE, ANITA SHIVRAM ABHAYE, NUTALI SHIVAM ABHAYE, PRAKASH SHIVAM ABHAYE (OWNERS) ARE THE OWNERS IN RESPECT OF THE CAPTIONED PROPERTY AND THE SAME IS SUBSTANTIATED BY VARIOUS ABOVE RECORDS.

2. By and under various registered development agreements along with the power of attorneys, the Owners granted the development rights in respect of the captioned property in favour of August on the terms and conditions contained therein.
3. By and under a registered Sale Deed the Owners sold, transferred, conveyed and assigned the development rights in respect of the captioned property in favour of August on the terms and conditions contained therein.
4. By and under a Sale Deed dated April 9, 2014 registered at Serial No. 2362 of 2014 in the office of Sub-Registrar of Assurances, August sold, transferred, conveyed and assigned all its right, title and interest in the area admeasuring 47 Ares bearing Survey No. 31/28/1 in favour of the LLP on the terms and conditions contained therein.
5. Pursuant to the above referred sale deed, August executed a power of attorney registered under Serial No. 2363 of 2014 and granted various powers in respect of the area admeasuring 47 Ares bearing Survey No. 31/28/1 in favour of the LLP.
6. By and under a Development Agreement dated April 10, 2014 registered under Serial No. 2416 of 2014, the Owners granted the development rights and August assigned the development rights in the area admeasuring 1 Acre bearing Survey No. 31/28/1 in favour of the LLP on the terms and conditions contained therein.
7. Pursuant to the above referred development agreement, the Owners alongwith August executed a power of attorney dated April 10, 2014 registered under Serial No. 2417 of 2014 and granted various powers in respect of the area admeasuring 1 Acre bearing Survey No. 31/28/1 in favour of the LLP.

Opinion:

Subject to what is stated above, (i) the LLP has a clear and marketable title to an area admeasuring 47 Ares of the captioned property and (ii) the LLP has the development rights to the balance 1 Acre of the captioned property.

ELEVENTH PROPERTY

Survey No. 31 Hissa No. 2B/2 (corresponding old Survey No. 302 admeasuring 48 Acres situated at village Unthi, Taluka, Haveli, District Puna.

1. We understand that following were the joint owners of the property bearing Survey No. 31 Hissa No. 2/3/2 in the following shares: (i) Goward Dagdu Annawe (35.69 Acres) (ii) Mila Suras Kibbi (3 Acres) (iii) Vajra Suresh Sahab (3 Acres) (iv) V M Moha Cama (4 Acres) (v) Rakesh Madhukar Shinde (3150 square feet) (Owners)
2. By and under various registered development agreements along with the power of attorneys, the Owners granted the development rights in respect of the area admeasuring 35.69 Acres forming part of the captioned property in favour of August on the terms and conditions contained therein.
3. By and under a registered Sale Deed, the Owners sold, transferred, conveyed and assigned area admeasuring 12.08 Acres forming part of the captioned property in favour of August on the terms and conditions contained therein and the same has been substantiated by various revenue records.
4. By and under a Sale Deed dated April 9, 2014 registered at Serial No. 2362 of 2014 in the office of Sub Registrar of Assurances, August sold, transferred, conveyed and assigned all its right, title and interest in the area admeasuring 12.08 Acres bearing Survey No. 31/2B/2 in favour of the LLP on the terms and conditions contained therein.
5. Pursuant to the above referred sale deed, August executed a power of attorney registered under Serial No. 2363 of 2014 and granted various powers in respect of the area admeasuring 12.08 Acres bearing Survey No. 31/2B/2 in favour of the LLP.
6. By and under a Development Agreement dated April 10, 2014 registered under Serial No. 2414 of 2014, the Owners granted the development rights and August assigned the development rights in the area admeasuring 35.69 Acres bearing Survey No. 31/2B/2 in favour of the LLP on the terms and conditions contained therein.

7. Pursuant to the above referred development agreement, Owners alongside August executed a power of attorney dated April 10, 2014 registered under Serial No. 24115 of 2014 and granted various powers in respect of the area measuring 35.69 Acres bearing Survey No. 31/28/2 in favour of the LLP.

Opinion:

Subject to what is stated above, (i) the LLP has a clear and marketable title to the extent of approx. 17.08 Acres of the captioned property and (ii) the LLP has development rights in respect of 35.69 Acres of the captioned property.

B. Devolution in respect of plotted parcels

The 3 parcels of lands listed in Part B of Annexure "2" hereto are himself which form part of a plotted development scheme of their respective survey numbers comprising of plots and common roads.

Due to the plotting scheme, these 3 parcels have been further sub-divided into individual plots and common roads. In some cases, the revenue authorities have sanctioned separate 7/12 extracts for the plots and in some cases this plotted scheme has not been recognized and no separate 7/12 extracts have been sanctioned.

The LLP has acquired ownership / development rights in various plots of these 3 parcels from August. Our certificate is limited to the title of the plots so acquired by the LLP and have not commented or verified the authenticity thereof, which has been separately verified by the planning architect of the LLP.

The devolution in respect of the plotted parcels is set out herein below:

FIRST PROPERTY

Survey No. 32 Hissa No. 6 corresponding to old Survey No. 31), measuring 24 Acres situated at village Undri, Taluka Haveli, District Puna.



1. By and under various registered development agreements along with the power of attorneys, August was entitled to the development rights in respect of the following properties on the terms and conditions contained therein:

Survey No. and Hissa No.	Area (m ² and Hissa areas)
32/6/1	6
32/6/2	2
32/6/3	2
32/6/7	5
32/6/8	5
32/6/15	5
32/6/17	5
32/6/70	6
32/6/21	2
Total	38

2. By and under a Development Agreement dated April 9, 2014 registered with the office of sub Registrar of Assurances under Serial No. 2385 of 2014, Rajendra Vasant Rao Gondhale and others alongwith the confirmation of August granted the development rights in respect of the above-referred properties in favour of the LLP on the terms and conditions contained therein.
3. Pursuant to the above referred development agreement, Rajendra Vasant Rao Gondhale and others alongwith August executed a power of attorney dated April 9, 2014 registered under Serial No. 2386 of 2014 and granted various powers in respect of the above referred properties in favour of the LLP.
4. By and under various sale deeds, August became seized and possessor of and well and sufficiently entitled to as the owner in respect of the following properties on the terms and conditions contained therein:

Survey No. and Hissa	Area (m ² and Hissa areas)
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No.	
32/6/14	5
32/6/6	5
32/6/9	3
32/6/10	2
32/6/12	3
32/6/13	5
32/6/14	10
32/6/16	10
32/6/18/1	1
32/6/19	5
32/6/22	4
Total	53

5. By and under a Sale Deed dated April 9, 2014 registered under Serial No. 7381 of 2014, August sold, transferred, conveyed and assigned all its right, title and interest in the above referred properties in favour of the LLP on the terms and conditions contained therein.

6. Pursuant to the above referred sale deed, August executed a power of attorney dated April 9, 2014 registered under Serial No. 2382 of 2014 and granted various powers in respect of the above referred properties in favour of the LLP.

Opinion:

Subject to what is stated above, (i) the LLP has a clear and marketable title to the extent of 53 Acres of the captioned property and (ii) the LLP has development rights in to the extent of 38 Acres of the captioned property.

SECOND PROPERTY

SURVEY NO. 31, HISSA NO. 2/A (CORRESPONDING OLD SURVEY NO. 30) ADMEASUREMENT 83 ACRES situated at Village Under, Taluka Hayat, District Pithor.



1. By and under various registered development agreements along with the power of attorneys, Aungmy was entitled to the development rights in respect of the following properties on the terms and conditions contained therein:

Survey No. and Hissa No.	Area (in ares)
31/2A/2	2
31/2A/5	2
31/2A/6	5
31/2A/7	3
31/2A/8	1
31/2A/9	5
31/2A/12	5
31/2A/14	1
31/2A/15	2
31/2A/16	16
31/2A/17	2
31/2A/18	1
31/2A/19	1
31/2A/20	1
31/2A/21	4
31/2A/22	1
31/2A/24	1
31/2A/26	1
31/2A/29	1
31/2A/30	2
31/2A/35	3
31/2A/36	3
31/2A/37	3
Total	56

2. By and under a Development Agreement dated April 10, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2918 of 2014, Rabul Laxman Mani and

advises along with the confirmation of August granted the development rights in respect of the above referred properties in favour of the LLP on the terms and conditions contained therein.

3. Pursuant to the above referred development agreement, Rahul Saxena- Mane and others along with August executed a power of attorney dated April 10, 2014 registered under Serial No. 2419 of 2014 and granted various powers in respect of the above referred properties in favour of the LLP.

4. By and under various sale deeds, August became seized and possessed of and was sufficiently entitled to as the owner in respect of the following properties on the terms and conditions contained therein:

Survey No. and Area (in Hissa Ares)	No.
31/2A/3	2
31/2A/13	3
31/2A/25	1
31/2A/27	2
31/2A/34	4
31/2A/30	1
Total	13

5. By and under a Sale Deed dated April 9, 2014 registered under Serial No. 2355 of 2014, August sold, transferred, conveyed and assigned all its right, title and interest in the above referred properties in favour of the LLP on the terms and conditions contained therein.

6. Pursuant to the above referred sale deed, August executed a power of attorney dated April 9, 2014 registered under Serial No. 2356 of 2014 and granted various powers in respect of the above referred properties in favour of the LLP.

7. Ramesh Dhehin was entitled to land bearing Survey No. 31/2A/36 adjoining the



8. By and under a Sale Deed dated April 9, 2014 registered under Serial No. 2363 of 2014 Ramresh Bhatla, sold, transferred, conveyed and assigned all his right, title and interest in the property bearing Survey No. 31/2A/10 admeasuring 1 Acre in favour of the LLP on the terms and conditions contained therein.
9. Pursuant to the above referred sale deed, Ramresh Bhatla executed a power of attorney dated April 9, 2014 registered under Serial No. 2361 of 2014 and granted various powers in respect of the property bearing Survey No. 31/2A/10 admeasuring 1 Acre in favour of the LLP.
10. Rishan Altabakh Mehmood was entitled to land bearing Survey No. 31/2A/32 admeasuring 3 Acres.
11. By and under a Sale Deed dated April 16, 2014 registered under Serial No. 2518 of 2014 Rishan Altabakh Mehmood, sold, transferred, conveyed and assigned all his right, title and interest in the property bearing Survey No. 31/2A/32 admeasuring 3 Acres in favour of the LLP on the terms and conditions contained therein.
12. Pursuant to the above referred sale deed, August executed a power of attorney dated April 16, 2014 registered under Serial No. 2517 of 2014 and granted various powers in respect of the property bearing Survey No. 31/2A/32 admeasuring 3 Acres in favour of the LLP.
13. By and under an Agreement for Sale dated May 12, 2014 registered under Serial No. 3185 of 2014, August agreed to sell, transfer, convey and assign their right, title and interest in the area admeasuring 5 Acres bearing Survey No. 31/2A/22 and 2A/22 and area admeasuring 3 Acres bearing Survey No. 31/2A/39 in favour of the LLP on the terms and conditions contained therein.
14. By and under a Sale Deed dated September 24, 2012, registered at Serial No. 7287 of 2012 at the office of Sub registrar of Assamrao, Haveli 12, Arnon alias Ramal Cardaza, sold, conveyed, transferred and assigned all his right, title and interest in the property bearing Survey No. 31/2A/26 admeasuring 2 Acres in favour of Ramresh Bhatla/Rishan Mehmood, Director of August on the terms and conditions contained therein.



15. By and under a Sale Deed dated April 9, 2014 registered at Serial No. 2317 of 2014 in the office of Sub Registrar of Assurances, Haveli 12, Raichur, Parasram Bhalia sub, transferred, conveyed and assigned all his right, title and interest, in the property bearing Survey No. 31 Hissa No. 24/26 admeasuring 2 Acres in favour of the LLP on the terms and conditions contained therein

Comment:

In the recital of the sale deed, the description of the property has been wrongly written as Survey No. 31 Hissa No. 24/10, however the property has been correctly shown in the schedule of the sale deed. We have been informed by the representatives of the LLP that they shall rectify the same by a registered deed of rectification.

16. Pursuant to the above referred sale deed, August executed a power of attorney dated April 9, 2014 registered under Serial No. 2370 of 2014 and granted various powers in respect of the property bearing Survey No. 31/24/26 admeasuring 2 Acres in favour of the LLP.

Opinion:

Subject to what is stated above, the LLP has (i) a clear and marketable title to an area admeasuring 17 Acres of the captured property, (ii) the development rights in respect of an area admeasuring 56 Acres of the captured property and (iii) the right to acquire 8 Acres of the captured property.

THIRD PROPERTY

Survey No. 32 Hissa No. 3 to 5 (representing old Survey No. 31) admeasuring 41.2 Acres situated at village Unaji, Taluka Haveli, District Pune.

- L. by and under various sale deeds, August was seized and possessed of and was and sufficiently entitled to as the owner in respect of the property bearing Survey No. 32 Hissa No. 3 to 5/4 admeasuring 5 Acres and property bearing Survey No. 32 Hissa No. 3 to 5/1 admeasuring 29.2 Acres.

7. By and under a Sale Deed dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2352 of 2014 August, sold, conveyed, transferred and assigned all its right, title and interest in the above referred properties in favour of the LLP on the terms and conditions contained therein.

Comment:

In the verbal of the sale deed the description of the captioned property is erroneously recorded, however the same has been correctly captured in the schedule. Though the same does not affect the title of the LLP, for the sake of uniformity, the representatives of the LLP have informed us that they shall execute a rectification deed in respect of the same.

3. Pursuant to the above referred sale deed, August executed a power of attorney dated April 9, 2014 registered under Serial No. 2353 of 2014 and granted various powers in respect of the above referred property in favour of the LLP.
4. August was entitled to the development rights in respect of the property bearing Survey No. 32 Hissa No. 3 to S/1 admeasuring 4 Acres and Survey No. 32 Hissa No. 3 to S/1 admeasuring 3 Acres.
5. By and under a Development Agreement dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2368 of 2014 Shwling Shwetant and Rajendra Lonkar alongwith August granted the development rights in the above referred properties in favour of the LLP on the terms and conditions mentioned therein.
6. Pursuant to the above referred development agreement, Shwling Shwetant and Rajendra Lonkar alongwith August executed a power of attorney dated April 9, 2014 registered under Serial No. 2369 of 2014 and granted various powers in respect of the above referred properties in favour of the LLP.

Opinion:

Subject to the aforesaid, (i) the LLP has a clear and marketable title to an area admeasuring 34.7 Acres of the captioned property and (ii) the LLP has development rights in respect of an area admeasuring 7 Acres of the captioned property.

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate.

This certificate is addressed to and is solely for the benefit of Dream World Landmarks LLP and their respective advisors. We would be pleased to discuss the contents of this certificate and provide with any additional information/clarifications that may be required. In case you have any specific queries relating to this certificate, please do not hesitate to contact us.

Dated this 12th day of November, 2014



DSK Legal

ANNEXURE "1"

1. Sale Deed dated May 12, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2364 of 2014 executed between August in respect of the property bearing Survey No. 40/2/1 in favour of the Dream World Landmarks LLP.
2. Power of Attorney dated May 12, 2014 registered under Serial No. 2404 of 2014 executed by August in favour of Dream World Landmarks LLP in respect of the property bearing Survey No. 40/2/1/1.
3. Development Agreement dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2275 of 2014 executed by Shaktulata Dyanoda Ghule, Hemlata Bhasaneb Ghule, Pavan Balasaneb Ghule, Akshay Balasaneb Ghule and August in favour of Dream World Landmarks LLP in respect of property bearing Survey No. 22 Hissa No. 2.
4. Power of attorney dated April 9, 2014 registered under Serial No. 2376 of 2014 executed by Shaktulata Dyanoda Ghule, Hemlata Balasaneb Ghule, Pavan Balasaneb Ghule, Akshay Balasaneb Ghule and August in favour of Dream World Landmarks LLP in respect of property bearing Survey No. 32 Hissa No. 2.
5. Development Agreement dated April 10, 2014 registered at Serial No. 2420 of 2014 executed by Lakshmi Shingvi Ghule and others alongwith the confirmation of August in favour of the LLP in respect of Survey No. 37/1/A/2.
6. Power of attorney dated April 20, 2014 registered under Serial No. 2421 of 2014 executed by Lakshmi Shingvi Ghule and others alongwith August in favour of Dream World Landmarks LLP in respect of Survey No. 37/1/A/2.
7. Development Agreement dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2364 of 2014, executed by Shaktulata Dyanoda Ghule, Hemlata Bhasaneb Ghule, Pavan Balasaneb Ghule, Akshay Balasaneb Ghule and August in favour of the property bearing Survey No. 40/2/1 in favour of Dream World Landmarks LLP.



8. Power of attorney dated April 9, 2014 registered under Serial No. 2365 of 2014 executed by Sabejxao Hande, Balicaiel Sabejxao Hande, Balasabeb Hande and Nanda Balasabeb Hande alongwith the confirmation of August in respect of the property bearing Survey No. 40/2/1 in favour of Dream World Landmarks LLP.
9. Development Agreement dated April 9, 2014 registered at Serial No. 2383 of 2014 executed by Shandil Osa, Vijaykumar Mudra, Rajmal Osa and Vasanthi Pukharana alongwith August in respect of Survey No. 34/2 in favour of Dream World Landmarks LLP.
10. Power of attorney dated April 9, 2014 registered under Serial No. 2384 of 2014 executed by Shandil Osa, Vijaykumar Mudra, Rajmal Osa, Vasanthi Pukharana and August in favour of Dream World Landmarks LLP in respect of Survey No. 34/2.
11. Sale Deed dated April 9, 2014 registered at Serial No. 2366 of 2014 in the office of Sub-Registrar of Assurances executed by August in favour of Dream World Landmarks LLP in respect of Survey No. 37/1/B.
12. Sale Deed dated April 2, 2014 registered with the office of Sub-Registrar of Assurances under 2197 of 2014 executed by August in favour of Dream World Landmarks LLP in respect of property bearing Survey No. 33.
13. Power of Attorney dated April 2, 2014 registered under Serial No. 2193 of 2014 executed by August in favour of Dream World Landmarks LLP in respect of the property bearing Survey No. 31.
14. Sale Deed dated April 9, 2014 registered at Serial No. 2358 of 2014 in the office of Sub-Registrar of Assurances, executed by August in the property bearing Survey No. 34/1A in favour of Dream World Landmarks LLP.
15. Power of attorney dated April 9, 2014 registered under Serial No. 2359 of 2014 executed by August in respect of Survey No. 34/1A in favour of Dream World Landmarks LLP.



16. Sale Deed dated April 9, 2014 registered at Serial No. 2358 of 2014 in the office of Sub-Registrar of Assurances, executed by August in the area admeasuring 75 Acres bearing Survey No. 34/1/8 in favour of Dream World Landmarks LLP.
17. Power of attorney dated April 9, 2014 registered under Serial No. 2359 of 2014 executed by August in the area admeasuring 75 Acres bearing Survey No. 34/1/3 in favour of Dream World Landmarks LLP.
18. Development Agreement dated April 9, 2014 registered at Serial No. 2387 of 2014 executed by Madhukar Anant Mane and others alongwith August in respect of the area admeasuring 8 Acres bearing Survey No. 31/1/8 in favour of Dream World Landmarks LLP.
19. Power of attorney dated April 9, 2014 registered under Serial No. 2388 of 2014 executed by Madhukar Anant Mane and others alongwith August in respect of the area admeasuring 8 Acres bearing Survey No. 34/1/8 in favour of Dream World Landmarks LLP.
20. Agreement for Sale dated May 12, 2014 registered under Serial No. 3085 of 2014, executed by August in the area admeasuring 2 Acres bearing Survey No. 34 Hissa No. 1/8 in favour of Dream World Landmarks LLC.
21. Sale Deed dated April 9, 2014 registered at Serial No. 2352 of 2014 in the office of Sub-Registrar of Assurances, executed by August in the area admeasuring 47 Acres bearing Survey No. 31/2B/1 in favour of Dream World Landmarks LLP.
22. Power of attorney registered under Serial No. 2363 of 2014 executed by August in respect of the area admeasuring 47 Acres bearing Survey No. 31/2B/2 in favour of Dream World Landmarks LLP.
23. Development Agreement dated April 10, 2014 registered under Serial No. 2416 of 2014, executed by Kharibai Anwar and 6 others alongwith August in respect of the area admeasuring 1 Acre bearing Survey No. 31/2B/1 in favour of Dream World Landmarks LLP.



24. Power of attorney filed April 10, 2014 registered under Serial No. 2417 of 2014 executed by Khashab Aliwani and others alongwith August in respect of the area admeasuring 1 Acre bearing Survey No. 31/2B/1 in favour of Dream World Landmarks LLP.
25. Sale Deed dated April 9, 2014 registered at Serial No. 2362 of 2014 in the office of Sub-Registrar of Assurances, executed by August in the area admeasuring 12.08 Acres bearing Survey No. 31/2B/2 in favour of Dream World Landmarks LLP.
26. Power of attorney registered under Serial No. 2363 of 2014 executed by August in respect of the area admeasuring 12.08 Acres bearing Survey No. 31/2B/2 in favour of Dream World Landmarks LLP.
27. Development Agreement dated April 10, 2014 registered under Serial No. 2414 of 2014, executed by Govind Ahirwani and others alongwith August in respect of the area admeasuring 35.59 Acres bearing Survey No. 31/2B/2 in favour of Dream World Landmarks LLP.
28. Power of attorney dated April 10, 2014 registered under Serial No. 2415 of 2014 executed by Govind Ahirwani and others alongwith August in respect of the area admeasuring 75.69 Acres bearing Survey No. 31/2B/2 in favour of Dream World Landmarks LLP.
29. Development Agreement dated April 9, 2014 registered with the office of sub-Registrar of Assurances under Serial No. 2365 of 2014, executed by Rajendra Vasant Rao Gondhale and others alongwith the confirmation of August in respect of the properties bearing Survey No. 32/6 admeasuring 38 Acres in favour of Dream World Landmarks LLP.
30. Power of attorney dated April 9, 2014 registered under Serial No. 2366 of 2014 executed by Rajendra Vasant Rao Gondhale and others alongwith August in respect of the properties bearing Survey No. 32/6 admeasuring 38 Acres in favour of Dream World Landmarks LLP.



31. Sale Deed dated April 9, 2014 registered under Serial No. 2381 of 2014, executed by August in respect of the properties bearing Survey No. 32/6 admeasuring 53 Acres in favour of Dream World Landmarks LLP.
32. Power of attorney dated April 9, 2014 registered under Serial No. 2362 of 2014 executed by August in respect of the properties bearing Survey No. 32/6 admeasuring 53 Acres in favour of Dream World Landmarks LLP.
33. Development Agreement dated April 10, 2014 registered with the office of sub-Registrar of Assurances under Serial No. 2418 of 2014, executed by Rahul Laxman Mehta and others alongwith the confirmation of August in respect of the properties bearing Survey No. 31/2A admeasuring 56 Acres in favour of Dream World Landmarks LLP.
34. Power of attorney dated April 10, 2014 registered under Serial No. 2419 of 2014 executed by Rahul Laxman Mehta and others alongwith the confirmation of August in respect of the properties bearing Survey No. 31/2A admeasuring 56 Acres in favour of Dream World Landmarks LLP.
35. Sale Deed dated April 9, 2014 registered under Serial No. 2385 of 2014, executed by August in respect of the properties bearing Survey No. 31/2A admeasuring 13 Acres in favour of Dream World Landmarks LLP.
36. Power of attorney dated April 9, 2014 registered under Serial No. 2386 of 2014 executed by August in respect of the properties bearing Survey No. 31/2A admeasuring 13 Acres in favour of Dream World Landmarks LLP.
37. Sale Deed dated April 9, 2014 registered under Serial No. 2360 of 2014 executed by Ramesh Datta, in the property bearing Survey No. 31/2A/10 admeasuring 1 Acre in favour of Dream World Landmarks LLP.
38. Power of attorney dated April 9, 2014 registered under Serial No. 2361 of 2014 executed by Ramesh Datta in respect of the property bearing Survey No. 31/2A/10 admeasuring 1 Acre in favour of Dream World Landmarks LLP.



39. Sale Deed dated April 16, 2014 registered under Serial No. 2516 of 2014 executed by Rishi Alibekshi Makhani, in the property bearing Survey No. 31/2A/32 admeasuring 3 Ares in favour of Dream World Landmarks LLP.
40. Power of attorney dated April 16, 2014 registered under Serial No. 7517 of 2014 executed by August in respect of the property bearing Survey No. 31/2A/32 admeasuring 3 Ares in favour of Dream World Landmarks LLP.
41. Agreement for Sale dated May 12, 2014 registered under Serial No. 3085 of 2014, executed by August in the area admeasuring 5 Ares bearing Survey No. 31 Hissa No 2A/22 and area admeasuring 3 Ares bearing Survey No. 31 Hissa No. 2A/29 in favour of Dream World Landmarks LLP.
42. Sale Deed dated September 24, 2012, registered at Serial No. 7287 of 2012 in the office of Sub-Registrar of Assurances, Havell 12, executed between Anand alias Ramal Concota, in the property bearing Survey No. 31 Hissa No. 2/A/26 admeasuring 2 Ares and Ramesh Parasram Bhada, director of August.
43. Sale Deed dated April 9, 2014 registered at Serial No. 2377 of 2014 in the office of Sub Registrar of Assurances, Havell 12, Ramesh Parasram Bhada in the property bearing Survey No. 31 Hissa No. 2/A/26 admeasuring 2 Ares in favour of Dream World Landmarks LLP.
44. Power of attorney dated April 9, 2014 registered under Serial No. 2378 of 2014 in respect of the property bearing Survey No. 31/2A/26 admeasuring 2 Ares in favour of Dream World Landmarks LLP.
45. Sale Deed dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2352 of 2014 executed by August, in respect of the property bearing Survey No. 32 Hissa No. 3 to 5/A admeasuring 5 Ares and property bearing Survey No. 32 Hissa No. 3 to 5/A admeasuring 29.7 Ares in favour of Dream World Landmarks LLP.
46. Power of attorney dated April 9, 2014 registered under Serial No. 2353 of 2014 executed by August, in respect of the property bearing Survey No. 32 Hissa No.



5/4 admeasuring 5 Acre and property bearing Survey No. 32 Hissa No. 3 to 5/1 admeasuring 29.7 Acres in favor of Dream World Landscapes L.P.

47. Development Agreement dated April 9, 2014 registered with the office of Sub-Registrar of Assurances under Serial No. 2368 of 2014 executed by SWIFTING STREETMENT and Rajendra Lankar alongwith August in respect of the property bearing Survey No. 22 Mirsa No. 3 to 54/ measuring 4 Ares and Survey No. 32 Mirsa No. 3 to 54/ measuring 3 Ares in favour of Dream World Land Pvt.Ltd LLP.

48. Power of attorney dated April 9, 2014 registered under Serial No. 2369 of 2014 executed by S-willing Sheelwant and Rajendra Kumar alongwith Aug. set in respect of the property bearing Survey No. 32 Hissa No. 3 to 5/7 admeasuring 4 Aves and Survey No. 32 Hissa No. 3 to 5/7 admeasuring 3 Aves in favour of Dream World Land Marks Pvt. Ltd.

ANNEXURE "2"

PART "A"

All that pieces and parcels of lands situate, lying and being at village Uthi, Taluka Haveli, District Puzos and bearing the following survey numbers and these numbers:

Sr. No.	Survey Number and Hissa Numbers	Area
1.	40/1/1/1	40 Acres
2.	37/2	42 Acres
3.	37/1A/2	1 Hectare 35 Acres
4.	40/2/1	40 Acres
5.	34/2	1 Hectare 31 Acres
6.	37/2B	61 Acres
7.	33	2 Hectare 87 Acres
8.	34/1A	75 Acres
9.	34/2B	85 Acres
10.	31/2B/1	48 Acres
11.	31/2B/2	48 Acres

PART "B"

All that pieces and parcels of lands situate, lying and being at village Uthi, Taluka Haveli, District Puzos and bearing the following survey numbers:

Sr. No.	Survey Number and Hissa Numbers	Area
1.	32/6	91 Acres
2.	31/2A	83 Acres
3.	32/3 to 5	11.7 Acres

[Signature]

To	Geeta Properties Limited
Date	June 18, 2015
Subject	Supplemental Notice in respect of the proposed bearing Survey No. 31 Hissa No. 26 (part) at Village Undri Taluka Savad, District Pune.
Page	2 of 5

- (ii) We have issued public notices in the names of the owners/holders/developers for meeting any objections / claims in respect of the property bearing Survey No. 31 Hissa No. 26/39, admeasuring 3 Acres, in () Ecumene Town dated March 2, 2013, having circulation in Pune (in English language) and (ii) Prachin dated March 2, 2013, having circulation in Pune (in Marathi language) and have not received any claims / objections pursuant thereto.
- (iii) We have caused searches to be conducted in respect of the Properties and have relied upon the Search Record dated March 3, 2015, issued by Rajendra Salgaude, Advocate.
- (iv) We have perused the documents provided to us by the representatives of August Lane Developers Private Limited, a list whereof is contained in Annexure "A" herein.

Based on the aforesaid, we have to state as follows:

SURVEY NO. 31 HISSA NO. 2/21/17, ADMEASURING 3 ACRES

Names on the 7/12 extract	August Lane Developers Private Limited
Tenure	Non Agricultural

- By and under a Release deed dated August 1, 2013 registered with the office of Sub-Registrar of Assurances under Serial No. 9057 of 2013, The Sarawati Co-operative Bank Limited released, discharged and reassured the mortgaged property alongwith the other properties in favour of August and others on the terms and conditions contained therein.
- Mutation Entry No. 13046 dated August 2, 2013, whereby 1141 pursuant to the order of the Talhaddai, Haveli dated July 24, 2013, and records recording of the names, Sunita Shantaram Pote and NCP Shantaram Pote came to be rectified as Sunita Shantaram Pote and Yash Shantaram Pote as removal of the wrongly bearing (i) Survey No. 31 Hissa No. 2/21/17, and admeasuring 2 Acres, (ii) Survey No. 31 Hissa No. 2/21/72, area admeasuring 5 Acres, situate at Village Undri, Taluka Haveli, District Pune.
- By and under a Sale Deed dated September 24, 2013, registered at Serial No. 9377 of 2013 in the office of Sub-Registrar of Assurances, Haveli 3, Sunita Shantaram Pote and NCP Shantaram



To	Good Hope Estates Limited
Date	June 18, 2015
Subject	Supplemental Memo in respect of the property bearing Survey No. 31-1650-24 (over) at village Dhad, Taluka Dhad, District Talasari
Page	3 of 9

None, sold, conveyed and transferred the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares, (ii) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, situated at village Undri, Taluka Dhad, District Pune in favour of Ramash Parasmam Bheta, Director of August Land Developers Private Limited on the terms and conditions contained therein. Mutation Entry No. 10097 dated September 24, 2013, confirms the same.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramash Parasmam Bheta, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramash Parasmam Bheta". It is advisable to rectify the same. However, 2012 extract has been recorded in the name of August Land Developers Private Limited through its Director, Ramash Parasmam Bheta".

4. By and under an irrevocable Power of Attorney dated September 24, 2013, registered at Survey No. 8378 of 2013 in the office of Sub-Registrar of Assurances, Haveli 3, Sunila Shanilam Pore and N. S. Shanilam Pore granted various development powers in favour of Ramash Parasmam Bheta, Director of August Land Developers Private Limited

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramash Parasmam Bheta, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramash Parasmam Bheta". It is advisable to rectify the same.

5. By and under a Development Agreement dated April 10, 2014, registered at Series No. 2418 of 2014 in the office of Sub-Registrar of Assurances, Haveli 12, N. S. Shanilam Pore and others, alongwith the confirmation of August, granted the development rights in respect of properties mentioned therein with including the property bearing Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares, in favour of Dream World Landings LLP on the terms and conditions contained therein.



To	India Properties Union
Date	June 18, 2015
Subject	Englewood Heights in respect of the property survey Survey No. 31, Hissa No 2/A/22 (entry at village and), Taluka -Haveli, District Pune.
Page	4 of 9

Comment:

It appears that at the time of execution of the aforesaid Development Agreement, August was the owner of the captioned property. However, it appears that the Development Agreement has been executed by its earlier owner, M/sn Shanlaram Pote whereby the construction of August. This seems to be an error and is required to be rectified. In any event August has confirmed the development agreement.

5. By and under an Irrevocable Power of Attorney dated April 10, 2014, registered at Serial No. 2419 of 2014 in the office of Sub-Registrar of Assurances, Haveli, 22, N/tn Shanlaram Pote and others and August, granted various development powers in respect properties mentioned therein inter alia including the property bearing Survey No. 31 Hissa No. 2/A/17, area measuring 2 Acres in favour of Dream World Landmarks LLP.

Opinion:

Subject to the aforesaid Dream World Landmarks LLP has the development rights in respect of the captioned property and August Land Development Private Limited has a clear and marketable title to the captioned property.

Survey No. 31 Hissa No. 2/A/22 measuring 5 Acres:

Notes on the 7/12 extract	August Land Development Private Limited
Tenure	Non Agricultural

1. Mutation Entry No. 16010 dated August 2, 2013, records that pursuant to the order of the Tehsildar, Haveli dated July 26, 2013, numerous recording of the names, Smta. Shanlaram Pote and M/sn Shanlaram Pote came to be entered as Smta. Shanlaram Pote and M/sn Shanlaram Pote in respect of the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area measuring 2 Acres, (ii) Survey No. 31 Hissa No 2/A/22, area measuring 5 Acres, situated at village Undh, Taluka Haveli, District Pune.



To	Toad of Attorney Limited
Date	June 10, 2013
Subject	Supplement here in respect of the property bearing Survey No. 51 (area No 24 (net) at village Urchi, Taluka Havell, Dist of Pune
Page	5 of 3

- By and under a Sale Deed dated September 24, 2013, registered at Serial No. 8377 of 2013 in the office of Sub-Registrar of Assurances, Havell 3, Sunil Shantaram Pere and Ron Shantaram Pere, sold, conveyed and transferred the property bearing (i) Survey No. 31 (area No. 21/6/17, area measuring 2 Ares, (ii) Survey No. 31 (area No. 21/6/22, area measuring 5 Ares, situate at village Urchi, Taluka Havell, District Pune in favour of Ramesh Parasram Bhatia, Director of August Land Developers Private Limited on the terms and conditions set out therein Mutation Entry No. 1069 dated September 24, 2013, confirms the same.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramesh Parasram Bhatia, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramesh Parasram Bhatia". It is advisable to rectify the same. However, 7117 extract has been included in the name of "August Land Developers Private Limited through its Director, Ramesh Parasram Bhatia".

- By and under an Irrevocable Power of Attorney dated September 24, 2013, registered at Serial No. 8378 of 2013 in the office of Sub-Registrar of Assurances, Havell 3, Sunil Shantaram Pere and Ron Shantaram Pere granted various development powers in favour of Ramesh Parasram Bhatia, Director of August Land Developers Private Limited.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramesh Parasram Bhatia, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramesh Parasram Bhatia". It is advisable to rectify the same. In any event August has confirmed the development agreement.

- By and under an Agreement for Sale dated May 12, 2014, registered at Serial No. 1065 of 2014 in the office of Sub-Registrar of Assurances, Havell 12, August, agreed to sell, convey and transfer the properties mentioned therein with all including the property bearing Survey No. 51



To	Native Properties LLC
Date	June 18, 2015
Subject	Superiorment Power in respect of the property bearing Survey No. 31 Hissa No. 26/2014, at village Indri Taluka, Haveli District, Area.

Page 1 of 9

Hissa No. 26/22, area admeasuring 5 Acres, situate at village Indri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP, on the terms and conditions contained therein.

- By and under an Irrevocable Power of Attorney dated May 12, 2014, registered at Serial No. 3006 of 2014 in the office of Sub-Registrar of Assurances, Haveli 12, August granted various powers *inter alia* including power to sell, in favour of Dream World Landmarks LLP,
- By and under a Sale Deed dated May 16, 2015, registered at Serial No. 4199 of 2015 in the office of Sub-Registrar of Assurances, Haveli 3, August Land Developers Private Limited, sold, conveyed and transferred the properties bearing (i) Survey No. 31 Hissa No. 26/22, area admeasuring 5 Acres, (ii) Survey No. 31 Hissa No. 26/19, area admeasuring 3 Acres, and (iii) Survey No. 34 Hissa No. 1/8, area admeasuring 2 Acres situate at village Indri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP on the terms and conditions contained therein. We have been informed by the representatives of Dream World Landmarks LLP that the name of Dream World Landmarks LLP has not been mutated in the revenue records.

Opinion:

Subject to the aforesaid Dream World Landmarks LLP was a clear and marketable title to the proposed property.

Survey No. 31 Hissa No. 26/19 admeasuring 3 Acres

Names on the 7/12 extract	A-Guest Land Developers Private Limited
Tenure	40 th Agricultural

- By and under a Sale Deed dated May 16, 2015, registered at Serial No. 4199 of 2015 in the office of Sub-Registrar of Assurances, Haveli 3, August Land Developers Private Limited, sold, conveyed and transferred the properties bearing (i) Survey No. 31 Hissa No. 26/22, area admeasuring 5 Acres, (ii) Survey No. 31 Hissa No. 26/19, area admeasuring 3 Acres, and (iii) Survey No. 34 Hissa No. 1/8, area admeasuring 2 Acres situate at village Indri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP on the terms and conditions contained



Survey Report of June 14	
Date	June 18, 2013
Subject	Supplemental Memo in respect of the property known as Survey No. 33 (also the 24 (part) or Vice Unit Talawa Havel, District Awar
Page	7 of 9

herein. We have been informed by the representatives of Dream World Landmarks LLP that the name of Dream World Landmarks LLP has not been mutated in the revenue records.

Opinion:

Subject to the aforesaid Dream World Landmarks LLP has a clear and marketable title to the captioned property.

Our Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variation of facts or law may cause a corresponding change in our Report.

This Report is addressed to and is solely for your benefit. We would be pleased to discuss the contents of this Report and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this Report, please do not hesitate to contact us.



DSK Legal

To	Ceding Properties Ltd. And
Date	17.08.2015
Subject	Sub-Registrar's Memo in respect of the property bearing Survey No. 31, Hissa No. 2/4/22, area admeasuring 5 Acres, situated at Village Undhi, Taluka Havell, District Dahanu.
Page	8 of 9

ANNEXURE "A"

1. Release Deed dated August 1, 2013 registered with the office of Sub-Registrar of Assurances under Serial No. 3085 of 2013, between The Saraswat Co-operative Bank Limited and August.
2. Sale Deed dated September 24, 2013, registered at Serial No. 6377 of 2013 in the office of Sub-Registrar of Assurances, Havell 3, executed by and between Sunna Shantaram Pore and Nani Shantaram Pore, in respect of the property bearing (i) Survey No. 31 Hissa No. 2/4/22, area admeasuring 2 Acres, (ii) Survey No. 31 Hissa No. 2/4/22, area admeasuring 5 Acres, situated at village Undhi, Taluka Havell, District Puro and Ramesh Parashram Bhada, Director of August Land Developers Private Limited.
3. Inevitable Power of Attorney dated September 24, 2013, registered at Serial No. 6378 of 2013 in the office of Sub-Registrar of Assurances, Havell 3, executed by Sunna Shantaram Pore and Nani Shantaram Pore in favour of Ramesh Parashram Bhada, Director of August Land Developers Private Limited.
4. Development Agreement dated April 10, 2014, registered at Serial No. 2418 of 2014 in the office of Sub-Registrar of Assurances, Havell 12, executed by Nani Shantaram Pore and others, alongwith the confirmation of August, in respect of properties mentioned therein in respect of including the property bearing Survey No. 31 Hissa No. 2/4/17, area admeasuring 7 Acres, in favour of Dream World Landscapes L.P.
5. Inevitable Power of Attorney dated April 10, 2014, registered at Serial No. 2419 of 2014 in the office of Sub-Registrar of Assurances, Havell 12, executed by Nani Shantaram Pore and others and August, in respect of the property bearing Survey No. 31 Hissa No. 2/4/17, area admeasuring 2 Acres in favour of Dream World Landscapes L.P.
6. Agreement for Sale dated May 12, 2014, registered at Serial No. 3085 of 2014 in the office of Sub-Registrar of Assurances, Havell 12, executed by August, in respect of the property bearing Survey No. 31 Hissa No. 2/4/22, area admeasuring 5 Acres, situated at Village Undhi, Taluka Havell, District Puro in favour of Dream World Landscapes L.P.

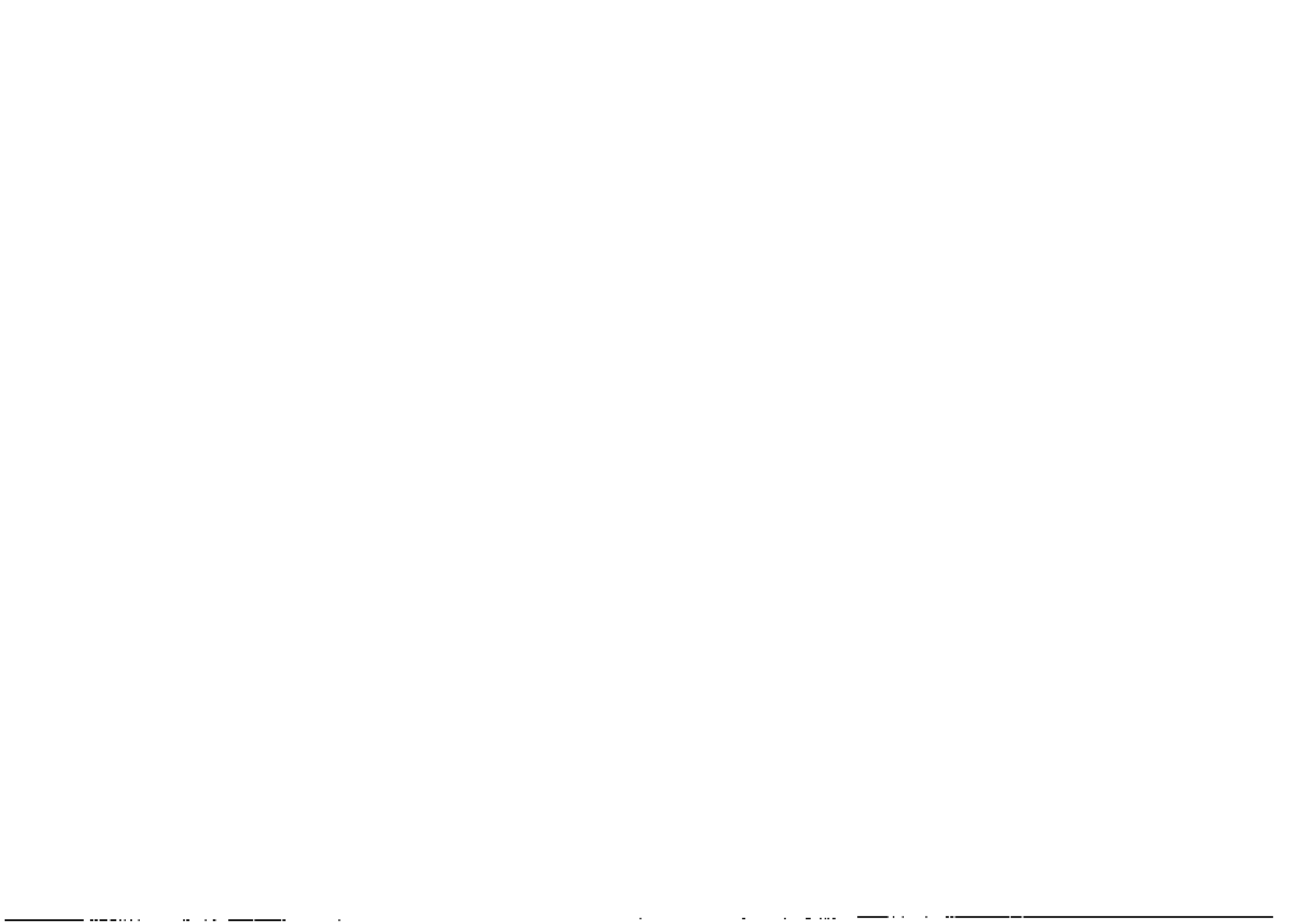


No.	6069, Hyderabad Limited
Date	June 14, 2015
Subject	Supplemental No. 41 in respect of the property survey : Survey No. 31, Hissa No. 26 (part) at Village Chalin, Taluka : Taluk, District Nyer.
Page	9 of 9

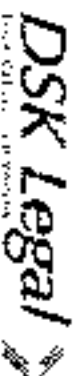
7. Irrevocable Power of Attorney dated May 12, 2014, registered at Serial No. 3085 of 2014 in the office of Sub-registrar of Assurances, Haveli 12, executed by August, in favour of Dream World Landmarks LLP

8. See deed dated May 16, 2015, registered at Serial No. 4129 of 2015 in the office of Sub-registrar of Assurances, Haveli 3, executed by August and Developers Private Limited, in respect of the properties bearing (i) Survey No. 31 Hissa No. 21A/272, area measuring 5 Acres, (ii) Survey No. 31 Hissa No. 21A/239, area measuring 3 Acres, and (iii) Survey No. 34 Hissa No. 1/8, area measuring 2.000 situated at village Undri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP





Memo



To	Godrej Properties Limited	Mumbai	3011, The Parklane Centre 7th & 21st Floor, 13 B S.V. Srinivas Road, Near Friedrichs Circle Mumbai - 400 013 India
From	DSK Legal		
Date	June 18, 2015		
Subject	Supplemental Memo in respect of the property bearing Survey No. 34 Hissa No. 1A (part) at Village Undri, Taluka Haveli, District Pune.		

We refer to our Memo dated August 6, 2013, wherein we had certified the title of August Land Developers Private Limited (**August**) in respect of the property bearing Survey No. 34 Hissa No. 1A (part), area admeasuring 75 Acres out of total area admeasuring 87 Acres, situated at Village Undri, Taluka Haveli, District Pune.

Upon the instructions of our clients, Brown Work Landmarks LLP, we have now conducted an investigation of title in respect of the property bearing Survey No. 34 Hissa No. 1A (part), area admeasuring 12 Acres out of total area admeasuring 87 Acres, situated at Village Undri, Taluka Haveli, District Pune (**Property**).

By an order dated December 30, 2014, of the Collector District Pune, the tenure of the Property has been converted to non agricultural purposes ("Re-conversion").

For the purposes of the Supplemental Report on Title:

- (i) We have seen the public notices in the names of the owners/holders/developors for calling any objections / claims or request of the Property in (i) Esquire Times dated February 6, 2015, having circulation in Pune (in English language) and (ii) Prabhat dated February 6, 2015, having circulation in Pune (in Marathi language) and have not received any claims / objections pursuant thereto.

Mumbai Office, (In-charge Counsel) 5-16, 7th and 8th Floor, Chhatrapati Shivaji Maharaj, Apollo Bldg., Mumbai 400 071,
Tel: 91 22 6152 6000, Fax: 91 22 6152 6001;
South Office: 4 Madhwa Building, 6th Floor, Sector 13, Cyber Park, Hiranagar, San Doni 110 066
Tel: +91 11 66610088, Fax: +91 11 6661 0000
Pune Office: 301, Pioneer Park Lane No. 6, Kharapur, 411 001, Pune
Tel: +91 22 60010930

1.	Special Properties Limited
Date	24th Feb 2015
Subject	Subordinate Mortgage in respect of the property bearing Survey No. 33 Hussa No. 3A (Part of Village Union, Taluk Haveli, District Ponn).
Page	2 of 4

- (ii) We have caused searches to be conducted in respect of the Property mentioned hereinafore and have relied upon the Search Report dated March 2, 2015, issued by Rajendra Jayade, Advocate.
- (iii) We have perused the documents provided to us by the representatives of August, a list whereof is contained in Annexure "A" herein.

Based on the aforesaid, we have to state as follows:

Re: A? that piece and parcel of and being, property bearing Survey No. 34 Hussa No. 1/A, old Survey No. 33 Hussa No. 1/A admeasuring 12 Acres out of total area of 87 Acres situate at village Undi, Taluk Haveli, District Ponn.

Notes on latest 7/12 extract	August Land Developers Private Limited (75 Acres)
	Rajendra Sathesara Zorib (12 Acres), Betsy Sathar and Rajin Loharade
Name in the other rights column	Kanjibha Dagdu Marave
Tenure	Non Agricultural

- L. By and under a Sale Deed dated December 18, 2014, registered at Serial No 9188 of 2014 in, the office of Sub Registrar of Aswamizha, Haveli 18, Raja dha Sannayee Zenne sgd, conveyed and transferred the Property in favour of Gauran Parasathan Budhimal, Director of August Land Developers Private Limited for the consideration and upon the terms and conditions contained therein.

Comment:

We have been represented by the representatives of August that the name change has been recorded erroneously as "Gauran Parasathan Budhimal, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Gauran Parasathan Budhimal". It is advisable to rectify the same.

2. By and under a Power of Attorney dated December 18, 2014, registered at Serial No.9189 of 2014, Rajendra Sathesara Zenne, appointed August, represented through its director herein



To: Godrej Properties Limited	
Date: June 18, 2015	
Subject	Supplemental Memo in respect of the property bearing Survey No. 34 Hissa No. 30 (part), at Village Dahanu, Taluka Dahol, District Pune
Page	3 of 3

Surbhakar Bhalerao, as his constituted attorney, in respect of the property, on terms and conditions contained therein.

- By and under a Sale Deed dated May 28, 2015, registered at Serial No. 4540 of 2015 at the office of Sub-registrar of Assurances, Haveli 3, A. Nagar, sold, conveyed and transferred the captioned property in favour of Dream World Landmarks LLP, for the consideration and upon the terms and conditions contained therein. We have been informed by the representatives of Dream World Landmarks LLP that the name of Dream World Landmarks LLP has not been mutated in the revenue records.

Opinion:

Subject to the aforesaid and the rights of Saby Shaley, if any, Dream World Landmarks LLP has a clear and marketable title to the property.

Our Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Report.

This Report is addressed to and is solely for your benefit. We would be pleased to discuss the contents of this Report and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this Report, please do not hesitate to contact us.

DSK Legal

To	Sahaj Securities Limited
Date	June 18, 2015
Subject	Supplemental Memo to meet re the property sitting Serial No. 918 of 2014 in favor of Rajendra Sahasrabai Zende and Gautam Purnasham Buchhari, Director of August Land Developers Private Limited.
Page	4 of 4

ANNEXURE "A"

1. Order dated December 30, 2014, issued by the Collector, District Pune.
2. Sale Deed dated December 18, 2014, registered at Serial No. 9188 of 2014 in the office of Sub-
register of Assurances, Havell :8, executed between Rajendra Sahasrabai Zende and Gautam
Purnasham Buchhari, Director of August Land Developers Private Limited.
3. Power of Attorney dated December 18, 2014, registered at Serial No. 9189 of 2014, executed by
Rajendra Sahasrabai Zende, in favor of August Land Developers Private Limited (represented
through its director Gautam Purnasham Buchhari).
4. Sale Deed dated May 26, 2015, registered at Serial No. 4540 of 2015 in the office of Sub-
register of Assurances, Havell :8, executed between August Land Developers Private Limited and
Orion World Landmarks Ltd.



We refer to our Title Certificate dated November 12, 2014, wherein we had certified the right-of-way of Dreamworld Landmarks LLP ("LLP") in respect of various properties situate at Village Indir, Taloja Howell, District Thane and bearing the following survey numbers ("Properties"):

Survey No.	Area	Nature of Rights
40 Hissa No. 1/3/1	46 Acres	Ownership
32 Hissa No. 2	42 Acres out of 82 Acres	Development Agreement
37 Hissa No. 1/A/2	1 Hectare 35 Acres	Development Agreement
40 Hissa No. 2/1	40 Acres out of 1 Hectare 59 Acres	Development Agreement
36 Hissa No. 2	1 Hectare 31 Acres out of 1 Hectare 63 Acres	Development Agreement
37 Hissa No. 1/D	61 Acres	Development Agreement
33	2 Hectare 87 Acres out of 5 Hectare 74 Acres	Ownership
34 Hissa No. 1/A	75 Acres out of 87 Acres	Ownership
34 Hissa No. 1/B	85 Acres out of 87 Acres	Ownership
31 Hissa No. 2B/1	49 Acres	Ownership
31 Hissa No. 2B/2	48 Acres	Ownership
32 Hissa No. 6	91 Acres	Development Agreement
31 Hissa No. 2/A	83 Acres	Development Agreement
32 Hissa No. 3 to 5	41.7 Acres	Ownership

Upon the instructions of our clients, the LLP, we have conducted an updated investigation of the title of the Properties alongwith the properties bearing (i) Survey No. 31, Hissa No. 2A/17, admeasuring 2 Acres, (ii) Survey No. 31, Hissa No. 2A/22, admeasuring 5 Acres, (iii) Survey No. 31, Hissa No. 2A/39, admeasuring 3 Acres, situated, and (iv) Survey No. 34 Hissa No. 1A (part), area admeasuring 12 Acres out of total area admeasuring 87 Acres, lying and being in Village Under, Taluka Haveli, District Puno ("Additional Properties").

We have issued public notices in the names of the owners/holders/developers for inviting any objections / claims in respect of the property bearing Survey No. 31 Hissa No. 2A/39, 2B/39, 2C/39, 2D/39, 2E/39, 2F/39, 2G/39, 2H/39, 2I/39, 2J/39, 2K/39, 2L/39, 2M/39, 2N/39, 2O/39, 2P/39, 2Q/39, 2R/39, 2S/39, 2T/39, 2U/39, 2V/39, 2W/39, 2X/39, 2Y/39, 2Z/39, 2AA/39, 2AB/39, 2AC/39, 2AD/39, 2AE/39, 2AF/39, 2AG/39, 2AH/39, 2AI/39, 2AJ/39, 2AK/39, 2AL/39, 2AM/39, 2AN/39, 2AO/39, 2AP/39, 2AQ/39, 2AR/39, 2AS/39, 2AT/39, 2AU/39, 2AV/39, 2AW/39, 2AX/39, 2AY/39, 2AZ/39, 2BA/39, 2BB/39, 2BC/39, 2BD/39, 2BE/39, 2BF/39, 2BG/39, 2BH/39, 2BI/39, 2BJ/39, 2BK/39, 2BL/39, 2BM/39, 2BN/39, 2BO/39, 2BP/39, 2BQ/39, 2BR/39, 2BS/39, 2BT/39, 2BU/39, 2BV/39, 2BW/39, 2BX/39, 2BY/39, 2BZ/39, 2CA/39, 2CB/39, 2CC/39, 2CD/39, 2CE/39, 2CF/39, 2CG/39, 2CH/39, 2CI/39, 2CJ/39, 2CK/39, 2CL/39, 2CM/39, 2CN/39, 2CO/39, 2CP/39, 2CQ/39, 2CR/39, 2CS/39, 2CT/39, 2CU/39, 2CV/39, 2CW/39, 2CX/39, 2CY/39, 2CZ/39, 2DA/39, 2DB/39, 2DC/39, 2DD/39, 2DE/39, 2DF/39, 2DG/39, 2DH/39, 2DI/39, 2DJ/39, 2DK/39, 2DL/39, 2DM/39, 2DN/39, 2DO/39, 2DP/39, 2DQ/39, 2DR/39, 2DS/39, 2DT/39, 2DU/39, 2DV/39, 2DW/39, 2DX/39, 2DY/39, 2DZ/39, 2EA/39, 2EB/39, 2EC/39, 2ED/39, 2EE/39, 2EF/39, 2EG/39, 2EH/39, 2EI/39, 2EJ/39, 2EK/39, 2EL/39, 2EM/39, 2EN/39, 2EO/39, 2EP/39, 2EQ/39, 2ER/39, 2ES/39, 2ET/39, 2EU/39, 2EV/39, 2EW/39, 2EX/39, 2EY/39, 2EZ/39, 2FA/39, 2FB/39, 2FC/39, 2FD/39, 2FE/39, 2FF/39, 2FG/39, 2FH/39, 2FI/39, 2FJ/39, 2FK/39, 2FL/39, 2FM/39, 2FN/39, 2FO/39, 2FP/39, 2FQ/39, 2FR/39, 2FS/39, 2FT/39, 2FU/39, 2FV/39, 2FW/39, 2FX/39, 2FY/39, 2FZ/39, 2GA/39, 2GB/39, 2GC/39, 2GD/39, 2GE/39, 2GF/39, 2GG/39, 2GH/39, 2GI/39, 2GJ/39, 2GK/39, 2GL/39, 2GM/39, 2GN/39, 2GO/39, 2GP/39, 2GQ/39, 2GR/39, 2GS/39, 2GT/39, 2GU/39, 2GV/39, 2GW/39, 2GX/39, 2GY/39, 2GZ/39, 2HA/39, 2HB/39, 2HC/39, 2HD/39, 2HE/39, 2HF/39, 2HG/39, 2HH/39, 2HI/39, 2HJ/39, 2HK/39, 2HL/39, 2HM/39, 2HN/39, 2HO/39, 2HP/39, 2HQ/39, 2HR/39, 2HS/39, 2HT/39, 2HU/39, 2HV/39, 2HW/39, 2HX/39, 2HY/39, 2HZ/39, 2IA/39, 2IB/39, 2IC/39, 2ID/39, 2IE/39, 2IF/39, 2IG/39, 2IH/39, 2II/39, 2IJ/39, 2IK/39, 2IL/39, 2IM/39, 2IN/39, 2IO/39, 2IP/39, 2IQ/39, 2IR/39, 2IS/39, 2IT/39, 2IU/39, 2IV/39, 2IW/39, 2IX/39, 2IY/39, 2IZ/39, 2JA/39, 2JB/39, 2JC/39, 2JD/39, 2JE/39, 2JF/39, 2JG/39, 2JH/39, 2JI/39, 2JJ/39, 2JK/39, 2JL/39, 2JM/39, 2JN/39, 2JO/39, 2JP/39, 2JQ/39, 2JR/39, 2JS/39, 2JT/39, 2JU/39, 2JV/39, 2JW/39, 2JX/39, 2JY/39, 2JZ/39, 2KA/39, 2KB/39, 2KC/39, 2KD/39, 2KE/39, 2KF/39, 2KG/39, 2KH/39, 2KI/39, 2KJ/39, 2KK/39, 2KL/39, 2KM/39, 2KN/39, 2KO/39, 2KP/39, 2KQ/39, 2KR/39, 2KS/39, 2KT/39, 2KU/39, 2KV/39, 2KW/39, 2KX/39, 2KY/39, 2KZ/39, 2LA/39, 2LB/39, 2LC/39, 2LD/39, 2LE/39, 2LF/39, 2LG/39, 2LH/39, 2LI/39, 2LJ/39, 2LK/39, 2LL/39, 2LM/39, 2LN/39, 2LO/39, 2LP/39, 2LQ/39, 2LR/39, 2LS/39, 2LT/39, 2LU/39, 2LV/39, 2LW/39, 2LX/39, 2LY/39, 2LZ/39, 2MA/39, 2MB/39, 2MC/39, 2MD/39, 2ME/39, 2MF/39, 2MG/39, 2MH/39, 2MI/39, 2MJ/39, 2MK/39, 2ML/39, 2MM/39, 2MN/39, 2MO/39, 2MP/39, 2MQ/39, 2MR/39, 2MS/39, 2MT/39, 2MU/39, 2MV/39, 2MW/39, 2MX/39, 2MY/39, 2MZ/39, 2NA/39, 2NB/39, 2NC/39, 2ND/39, 2NE/39, 2NF/39, 2NG/39, 2NH/39, 2NI/39, 2NJ/39, 2NK/39, 2NL/39, 2NM/39, 2NN/39, 2NO/39, 2NP/39, 2NQ/39, 2NR/39, 2NS/39, 2NT/39, 2NU/39, 2NV/39, 2NW/39, 2NX/39, 2NY/39, 2NZ/39, 2OA/39, 2OB/39, 2OC/39, 2OD/39, 2OE/39, 2OF/39, 2OG/39, 2OH/39, 2OI/39, 2OJ/39, 2OK/39, 2OL/39, 2OM/39, 2ON/39, 2OO/39, 2OP/39, 2OQ/39, 2OR/39, 2OS/39, 2OT/39, 2OU/39, 2OV/39, 2OW/39, 2OX/39, 2OY/39, 2OZ/39, 2PA/39, 2PB/39, 2PC/39, 2PD/39, 2PE/39, 2PF/39, 2PG/39, 2PH/39, 2PI/39, 2PJ/39, 2PK/39, 2PL/39, 2PM/39, 2PN/39, 2PO/39, 2PP/39, 2PQ/39, 2PR/39, 2PS/39, 2PT/39, 2PU/39, 2PV/39, 2PW/39, 2PX/39, 2PY/39, 2PZ/39, 2QA/39, 2QB/39, 2QC/39, 2QD/39, 2QE/39, 2QF/39, 2QG/39, 2QH/39, 2QI/39, 2QJ/39, 2QK/39, 2QL/39, 2QM/39, 2QN/39, 2QO/39, 2QP/39, 2QQ/39, 2QR/39, 2QS/39, 2QT/39, 2QU/39, 2QV/39, 2QW/39, 2QX/39, 2QY/39, 2QZ/39, 2RA/39, 2RB/39, 2RC/39, 2RD/39, 2RE/39, 2RF/39, 2RG/39, 2RH/39, 2RI/39, 2RJ/39, 2RK/39, 2RL/39, 2RM/39, 2RN/39, 2RO/39, 2RP/39, 2RQ/39, 2RR/39, 2RS/39, 2RT/39, 2RU/39, 2RV/39, 2RW/39, 2RX/39, 2RY/39, 2RZ/39, 2SA/39, 2SB/39, 2SC/39, 2SD/39, 2SE/39, 2SF/39, 2SG/39, 2SH/39, 2SI/39, 2SJ/39, 2SK/39, 2SL/39, 2SM/39, 2SN/39, 2SO/39, 2SP/39, 2SQ/39, 2SR/39, 2SS/39, 2ST/39, 2SU/39, 2SV/39, 2SW/39, 2SX/39, 2SY/39, 2SZ/39, 2TA/39, 2TB/39, 2TC/39, 2TD/39, 2TE/39, 2TF/39, 2TG/39, 2TH/39, 2TI/39, 2TJ/39, 2TK/39, 2TL/39, 2TM/39, 2TN/39, 2TO/39, 2TP/39, 2TQ/39, 2TR/39, 2TS/39, 2TT/39, 2TU/39, 2TV/39, 2TW/39, 2TX/39, 2TY/39, 2TZ/39, 2UA/39, 2UB/39, 2UC/39, 2UD/39, 2UE/39, 2UF/39, 2UG/39, 2UH/39, 2UI/39, 2UJ/39, 2UK/39, 2UL/39, 2UM/39, 2UN/39, 2UO/39, 2UP/39, 2UQ/39, 2UR/39, 2US/39, 2UT/39, 2UU/39, 2UV/39, 2UW/39, 2UX/39, 2UY/

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English language) and (ii) Prelim dated March 2, 2013, having circulation in Pune (in Marathi language) and have not received any claims / objections pursuant thereto.

By an order dated December 30, 2014, issued by the Collector, District Pune, the tenure of the Properties and Additional Properties mentioned therein, has been converted to non-agricultural ("Residential") purposes.

For the purposes of this Supplemental Report on Title:

- A. We have not caused searches in the office of the concerned sub-registrar in respect of the Properties and the Additional Properties. We have relied upon the Search Report dated April 30, 2016 issued by M. Shreedhar Parashli, Advocate, who has certified that he has not found any adverse entries in respect of the Properties and the Additional Properties.
- B. We have not issued any fresh Public Notice, in respect of the Properties and the Additional Properties.
- C. We have ~~deposited~~ the documents provided to us by the representatives of the LP, a list whereof is contained in Annexure "A" herein.

Based on the aforesaid, we have to state as follows:

Dream World Landmarks LLP has the development rights/ownership rights in respect of the Properties (as defined hereinabove), and the respective owner/s have a clear and marketable title to the Properties, as set out in the Title Certificate dated November 12, 2014

The devolution of title in respect of the Additional Properties, is as follows:

Survey No. 31 Hissa No. 2/A/17 admeasuring 2 Acres:

1. By and under a Request Deed dated August 1, 2013 registered with the office of Sub-Registrar of Assurances under Serial No. 9057 of 2013, The Saraswat Cooperative Bank Limited released, discharged and reassured the captioned property alongwith the other properties in favour of August and others on the terms and conditions contained therein.

2. Mutation Entry No. 10040 dated August 2, 2013, records that pursuant to the order of the Tehsildar, Haveli dated July 24, 2013, erroneous recording of the names, Savita Shantaram Pote and Nalin Shantaram Pote came to be rectified as Sunila Shantaram Pote and Nalin Shantaram Pote in respect of the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Acres, (ii) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Acres, situate at village Undri, Taluka Haveli, District Pune.

3. By and under a Sale Deed dated September 24, 2013, registered at Serial No. 8377 of 2013 in the office of Sub registrar of Assurances, Haveli 3, Sunila Shantaram Pote and Nalin Shantaram Pote, sold, conveyed and transferred the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Acres, (ii) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Acres, situate at village Undri, Taluka Haveli, District Pune in favour of Ramesh Parashram Bhatia, Director of August Land Developers Private Limited on the terms and conditions contained therein. Mutation Entry No. 10097 dated September 24, 2013, confirms the sale.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramesh Parasram Bhatia, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramesh Parasram Bhatia". It is advisable to rectify the same. However, 7/12 extract has been mutated in the name of "August Land Developers Private Limited through its Director, Ramesh Parasram Bhatia".

4. By and under an Irrevocable Power of Attorney dated September 24, 2013, registered at Serial No. 8376 of 2013 in the office of Sub-Registrar of Assurances, Haveli 3, Surula Shantaram Pore and Nitin Shantaram Pore granted various development powers in favour of Ramesh Parasram Bhatia, Director of August Land Developers Private Limited.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramesh Parasram Bhatia, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramesh Parasram Bhatia". It is advisable to rectify the same.

5. By and under a Development Agreement dated April 10, 2014, registered at Serial No. 2418 of 2014 in the office of Sub-Registrar of Assurances, Haveli 12, Nitin Shantaram Pore and others, alongwith the confirmation of August, granted the development rights in respect properties mentioned therein inter alia including the property bearing Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Acres, in favour of Dream World Landmarks LLP on the terms and conditions contained therein.

Comment:

It appears that at the time of execution of the aforesaid Development Agreement, August was the owner of the captioned property. However, it appears that the Development Agreement has been executed by its earlier owner, Nitin Shantaram Pore. In any event, since the same has been confirmed by August, the grant of development rights in favour of the LLP cannot be disputed by August.

6. By and under an Irrevocable Power of Attorney dated April 10, 2014, registered at Serial No. 2419 of 2014 in the office of Sub-Registrar of Assurances, Haveli 12, Nitin Shantaram Pore and others and August, granted various development powers in respect properties mentioned therein inter alia including the property bearing Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Acres in favour of Dream World Landmarks LLP.

Opinions:

Subject to the aforesaid Dream World Landmarks LLP has the development rights in respect of the captioned property and August Land Developers Private Limited has a clear and marketable title to the captioned property.

Survey No. 31 Hissa No. 2/A/22 admeasuring 5 Acres:

1. Mutation Entry No. 10090 dated August 2, 2013, records that pursuant to the order of the Tehsildar, Haveli dated July 24, 2013, erroneous recording of the names, Nitin

Shantaram Pore and Nitin Shantaram Pore came to be rectified as Sunila Shantaram Pore and Nitin Shantaram Pore in respect of the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares, (ii) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, situated at village Urnol, Taluka Haveli, District Pune.

2. By and under a Sale Deed dated September 24, 2013, registered at Serial No. 8777 of 2013 in the office of Sub-registrar of Assurances, Haveli 3, Sunila Shantaram Pore and Nitin Shantaram Pore, sold, conveyed and transferred the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares, (ii) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, situated at village Urnol, Taluka Haveli, District Pune in favour of Ramesh Parasram Bhatia, Director of August Land Developers Private Limited on the terms and conditions contained therein. Mutation Entry No. 10097 dated September 24, 2013, confirms the same.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramesh Parasram Bhatia, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramesh Parasram Bhatia". It is advisable to rectify the same. However, 7/12 extract has been mutated in the name of "August Land Developers Private Limited through its Director, Ramesh Parasram Bhatia".

3. By and under an Irrevocable Power of Attorney dated September 24, 2013, registered at Serial No. 8378 of 2013 in the office of Sub-registrar of Assurances, Haveli 3, Sunila Shantaram Pore and Nitin Shantaram Pore granted various development powers in favour of Ramesh Parasram Bhatia, Director of August Land Developers Private Limited.

Comment:

We have been represented by the representatives of August Land Developers Private Limited that the name clause has been recorded erroneously as "Ramesh Parasram Bhatia, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Ramesh Parasram Bhatia". It is advisable to rectify the same. In any event August has confirmed the development agreement.

4. By and under a Agreement for Sale dated May 12, 2014, registered at Serial No. 3085 of 2014 in the office of Sub-registrar of Assurances, Haveli 3, August, agreed to sell, convey and transfer the properties mentioned therein inter alia including the property bearing Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, situated at village Urnol, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP, on the terms and conditions contained therein.

5. By and under an Irrevocable Power of Attorney dated May 12, 2014, registered at Serial No. 3086 of 2014 in the office of Sub-registrar of Assurances, Haveli 3, August granted various powers inter alia including power to sell, in favour of Dream World Landmarks LLP.

6. By and under a Sale Deed dated May 16, 2015, registered at Serial No. 4199 of 2015 in the office of Sub-registrar of Assurances, Haveli 3, August Land Developers Private Limited, sold, conveyed and transferred the properties bearing (i) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, (ii) Survey No. 31 Hissa No. 2/A/24, area admeasuring 3 Ares, and (iii) Survey No. 34 Hissa No. 1/B, area admeasuring 10 Ares

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situate at village Undri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP on the terms and conditions contained therein. We have been informed by the representatives of Dream World Landmarks LLP that the name of Dream World Landmarks LLP has not been mutated in the revenue records. Mutation Entry No. 10597 dated November 21, 2015, confirms the same.

Opinion:

Subject to the aforesaid Dream World Landmarks LLP has a clear and marketable title to the captioned property.

Survey No. 34, Hissa No. 2/A/39 admeasuring 3 Acres:

1. By and under a Sale Deed dated May 16, 2015, registered at Serial No. 4159 of 2015 in the office of Sub-registrar of Assurances, Haveli 3, August Land Developers Private Limited, sold, conveyed and transferred the properties bearing (i) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Acres, (ii) Survey No. 31 Hissa No. 2/A/39, area admeasuring 3 Acres, and (iii) Survey No. 34 Hissa No. 1/8, area admeasuring 2 Acres situate at village Undri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP on the terms and conditions contained therein. Mutation Entry No. 10597 dated November 21, 2015, confirms the same.

Opinion:

Subject to the aforesaid Dream World Landmarks LLP has a clear and marketable title to the captioned property.

Survey No. 34 Hissa No. 1/A, admeasuring 12 Acres out of total area of 87 Acres:

1. By and under a Sale Deed dated December 18, 2014, registered at Serial No. 9188 of 2014 in the office of Sub-registrar of Assurances, Haveli 18, Rajendra Sahasrao Zende sold, conveyed and transferred the Property in favour of Gauram Purnasham Budhrani, Director of August Land Developers Private Limited for the consideration and upon the terms and conditions contained therein.

Comments:

We have been represented by the representatives of August that the name clause has been recorded erroneously as "Gauram Purnasham Budhrani, Director of August Land Developers Private Limited" instead of "August Land Developers Private Limited through its director Gauram Purnasham Budhrani". It is advisable to rectify the same.

2. By and under a Power of Attorney dated December 18, 2014, registered at Serial No. 9189 of 2014, Rajendra Sahasrao Zende, appointed August (represented through its director Gauram Purnasham Budhrani), as its constituted attorney, in respect of the property, on terms and conditions contained therein.

3. By and under a Sale Deed dated May 28, 2015, registered at Serial No. 4540 of 2015 in the office of Sub-registrar of Assurances, Haveli 3, August sold, conveyed and transferred the captioned property in favour of Dream World Landmarks LLP, for the consideration and upon the terms and conditions contained therein. We have been informed by the representatives of Dream World Landmarks LLP that the name of Dream World Landmarks LLP has not been mutated in the revenue records. Mutation Entry No. 10599 dated November 21, 2015, confirms the same.



Opinion:

Subject to the aforesaid and the rights of Balaji Skelkar, if any, Dream World Landmarks LLP has a clear and marketable title to the Property.

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understood them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate.

This certificate is addressed to and is solely for the benefit of Dream World Landmarks LLP and their respective advisors. We would be pleased to discuss the contents of this certificate and provide with any additional information/clarifications that may be required. In case you have any specific queries relating to this certificate, please do not hesitate to contact us.

Dated this 12th day of July 2016.



Sugandhacram
Partner

Annexure "A"

1. Release Deed dated August 1, 2013 registered with the office of Sub-Registrar of Assurances under Serial No. 9057 of 2013, between The Sahaswat Co-operative Bank Limited and August.
2. Sale Deed dated September 24, 2013, registered at Serial No. 8377 of 2013 in the office of Sub-registrar of Assurances, Haveli 3, executed by and between Sunila Shantaram Pore and Nitin Shantaram Pore, in respect of the property bearing (i) Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares, (ii) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, situate at village Undri, Taluka Haveli, District Pune and Ramash Parashram Bhada, Director of August Land Developers Private Limited.
3. Irrevocable Power of Attorney dated September 24, 2013, registered at Serial No. 8378 of 2013 in the office of Sub-registrar of Assurances, Haveli 3, executed by Sunila Shantaram Pore and Nitin Shantaram Pore in favour of Ramesh Parashram Bhada, Director of August Land Developers Private Limited.
4. Development Agreement dated April 10, 2014, registered at Serial No. 2418 of 2014 in the office of Sub-registrar of Assurances, Haveli 12, executed by Nitin Shantaram Pore and others, alongwith the confirmation of August, in respect of properties mentioned therein, including the property bearing Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares, in favour of Dream World Landmarks LLP.
5. Irrevocable Power of Attorney dated April 10, 2014, registered at Serial No. 2419 of 2014 in the office of Sub-registrar of Assurances, Haveli 12, executed by Nitin Shantaram Pore and others and August, in respect of the property bearing Survey No. 31 Hissa No. 2/A/17, area admeasuring 2 Ares in favour of Dream World Landmarks LLP.
6. Agreement for sale dated May 12, 2014, registered at Serial No. 3085 of 2014 in the office of Sub-registrar of Assurances, Haveli 12, executed by August, in respect of the property bearing Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, situate at village Undri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP.
7. Irrevocable Power of Attorney dated May 12, 2014, registered at Serial No. 3086 of 2014 in the office of Sub-registrar of Assurances, Haveli 12, executed by August, in favour of Dream World Landmarks LLP.
8. Sale Deed dated May 16, 2015, registered at Serial No. 4109 of 2015 in the office of Sub-registrar of Assurances, Haveli 3, executed by August Land Developers Private Limited, in respect of the properties bearing (i) Survey No. 31 Hissa No. 2/A/22, area admeasuring 5 Ares, (ii) Survey No. 31 Hissa No. 2/A/39, area admeasuring 3 Ares, and (iii) Survey No. 34 Hissa No. 1/B, area admeasuring 2 Ares situate at village Undri, Taluka Haveli, District Pune in favour of Dream World Landmarks LLP.
9. Sale Deed dated December 18, 2014, registered at Serial No. 9188 of 2014 in the office of Sub-registrar of Assurances, Haveli 18, executed between Rajendra Sahelrao Zende and Gautam Pulastikan Budhrani, Director of August Land Developers Private Limited.
10. Power of Attorney dated December 18, 2014, registered at Serial No. 9189 of 2014, executed by Rajendra Sahelrao Zende, in favour of August Land Developers Private Limited (represented through its director Gautam Pulastikan Budhrani).

11. Sale Deed dated May 28, 2015, registered at Serial No. 4540 of 2015 in the office of Sub-registrar of Assurances, Havell 3, executed between August Larc Developers Private Limited and Drexel World Landmarks LLP.

